

NOTICE OF APPLICATION

FILE# ZCA-23-0003, SEP-23-0005

Summary: The applicant, the City of Walla Walla is requesting Walla Walla Municipal Code text amendments to Walla Walla Municipal Code 19.24 and 21.08. The City requests to increase the flexible thresholds for minor new construction as allowed under WAC 197-11-800(1). This is a non-project proposal that would affect every project submitted for review to determine whether it is categorically exempt from SEPA review.

The proposed code changes include the raising of the exemption levels for single-family residential units from four to 30; 60 for multifamily residential units; from 4,000 square feet to 30,000 square feet for office, school, commercial, recreational, service, and storage buildings; from 20 parking spaces to 90 parking spaces; and from 100 cubic yards to 1,000 cubic yards of fill or excavation, and other related code changes.

Notice is hereby given on this date: **February 21, 2023**, that a development regulation amendment application/ proposal described in this notice has been filed with the City of Walla Walla Development Services. **The application documents may be reviewed at the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla or by visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.**

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code (WWMC), and participate in hearings, if any.

Comments upon this application must be submitted in writing to the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov Comments must be actually received by the Development Services Department before 5:00 P.M. on March 13, 2023.

The City of Walla Walla Development Services has determined that this proposal is subject to environmental review. The City of Walla Walla is the lead agency for the proposal under the Washington State Environmental Policy Act (SEPA). We have reviewed the following: Submitted SEPA Checklist, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto.

Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: City of Walla Walla, 15 N 3rd Ave, Walla Walla, WA 99362
2. Application filing date: January 26, 2023
3. Date that application was determined to be substantially complete: January 27, 2023
4. Location and description of proposed action: City wide. Non-project action. The applicant is requesting Walla Walla Municipal Code text amendments to increase the flexible thresholds for categorical exemptions from SEPA as allowed under WAC 197-11-800(1) and RCW 43.21C.229. Amendments are contained within Section 19 and 21.
5. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362. Comments must be actually received by the Development Services Department before 5:00 P.M. on the following date: March 13, 2023.
6. A public hearing will be held by the City of Walla Walla Planning Commission on the proposal, but it has not been scheduled yet. A separate public hearing notice with the City of Walla Walla Planning Commission will also be issued pursuant to the Walla Walla Municipal Code.
7. The following listed permits and/or authorizations have been requested in the application: Municipal Code Amendment.
8. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: N/A
9. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the WWMC Level V review process.
10. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 20 and 21.
11. The City of Walla Walla has preliminarily determined that the proposal is consistent with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla comprehensive plan/environmental impact statement.
12. SEPA lead agency: City of Walla Walla
13. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: State of Washington.
14. The SEPA Responsible Official has determined that the application, environmental checklist, Walla Walla Comprehensive plan/Environmental Impact Statement and the following listed environmental documents and/or studies may be used to evaluate the proposal. None identified. Copies of these materials may be reviewed at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA.
15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified.
16. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: None identified.
17. The City of Walla Walla preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: available on request. For additional information, contact: City of Walla Walla Development Services, 55 E. Moore Street, Walla Walla, WA 99362. (509) 524-4710